

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
April 7, 2005
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

January 20, February 17, March 3 and 17, 2005

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0502-24
Administrative Use Permit
CE 05-30

(Joe Recker,
Project Planner)

RECOMMENDATION:

Renew Integrated Program, Inc.
c/o Pat Brown
4000 Long Beach Boulevard (Council District 8)

Hearing to consider a request to establish an outpatient counseling facility for small groups and individuals with mental and substance abuse disorders.

Item withdrawn by applicant.

1B. Case No. 0501-12
Conditional Use Permit
CE 05-10

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Robert Stewart
1621 Spring Street (Council District 7)

Conditional Use Permit to allow a retail sales use (spa sales) on an industrially zoned parcel.

Planning Commission approve the Conditional Use Permit, subject to conditions.

1C. Case No. 0502-03
Tentative Subdivision Map
CE 05-15

(Jayme Mekis,
Project Planner)

RECOMMENDATION:

Kadee Della Donna
1066 Gladys Avenue (Council District 4)

Hearing to consider a Vesting Tentative Map No. 65267, to convert an existing eight-unit property into condominiums.

Planning Commission approve Tentative Map No. 62567, subject to conditions.

1D. Case No. GPC 4-7-04

(Ira Brown,
Project Planner)

RECOMMENDATION:

Ben Besley, The Olsen Company
133 The Promenade North (Council District 2)

Finding of Conformity with the General Plan for a subterranean space vacation and a Public Rights-of-Way vacation and dedication.

Planning Commission find the proposed vacation of the subterranean space along The Promenade North and public rights-of-way vacation and dedication in conformance with the adopted goals and policies of the City's General Plan.

1E. Mills Act Historic Property Contracts

(Cindy Thomack,
Neighborhood Preservation
Officer)

RECOMMENDATION:

**Cultural Heritage Commission
3040 First Street (Council District 3)**

Mills Act Historic Property Contract for 3040 First Street.

Planning Commission recommend City Council approve the execution of a Mills Act Historic Property Contract.

CONTINUED ITEMS

2. Case No. 0408-18

Standards Variance, Local Coastal
Development Permit
CE 04-166

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Applicant: Robert Schneider

Appellants: Judith Cannavo and

John and Marguerite Morel

116 Termino Avenue (Council District 3)

Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit and Standards Variance for a second story home addition with a building height of 31 feet from grade (instead of not more than 25 feet).

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to grant the Local Coastal Development Permit and Standards Variance, subject to revised plans and conditions of approval.

3. Case No. 0502-35

Zoning Amendment
ND 11-05

(Joe Recker,
Project Planner)

RECOMMENDATION:

Jim Najah and

Greg Carpenter, Planning Manager

City of Long Beach

**Broadway corridor of the East Village subarea of
Downtown Planned Development District (PD-30)
(Council District 2)**

Hearing to consider an amendment to the Downtown Long Beach Planned Development District to adjust the density and building height standards in a portion of the East Village Mixed Use District of PD-30.

Planning Commission certify Negative Declaration 11-05 and recommend the City Council adopt an Ordinance to amend PD-30 relative to residential density and building height in the East Village Mixed Use Subarea.

4. **Case No. 0406-30**
Conditional Use Permit, Site Plan
Review, Tentative Subdivision Map
ND 27-04

(Joe Recker,
Project Planner)

Jim Najah
125 and 145 Linden Avenue (Council District 2)

Hearing to consider a request for a Conditional Use Permit to waive density regulations for the Broadlind Hotel at 145 Linden Avenue and a request for a Site Plan Review and Tentative Subdivision Map to allow the new construction of a four-story mixed-use development.

RECOMMENDATION:

Planning Commission certify Negative Declaration 27-04, approve Tentative Map, Site Plan Review and Conditional Use Permit, subject to conditions.

REGULAR AGENDA

5. **Case No. 0502-02**
Conditional Use Permit
CE 05-14

(Jayme Mekis,
Project Planner)

Art Rodriguez & Associates
2222 Bellflower Boulevard (Council District 4)

Hearing to consider a Conditional Use Permit request to allow the sales of general alcoholic beverages for off-premise consumption at a Trader Joe's retail grocery store.

RECOMMENDATION:

Planning Commission approve Conditional Use Permit, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update

- b. Preview of April 21, 2005 agenda

Study Session 2500 Santa Fe 6001 Atlantic Avenue 6400 Bixby Hill Road 5000 Lew Davis 1000 Studebaker 4020 Olympic Plaza	Economic Development Strategy & General Plan Update Recycling center Alcohol sales at market Site Plan Review and Time Extension for Rancho Los Alamitos Motorcycle training school Classification of Use Conditional Use Permit for church La Palapa restaurant patio extension with alcohol service
--	--

- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.